LOCATION: This site is located on the north side of Sego Court and northwest of the intersection of Sego Court and Atlantic Avenue. The address is 1911 Sego Court and the PIN number is 1716851026.

REQUEST: Change of use from light industrial to a bar and brewery in 10,199 square feet of gross floor area in an existing building. The bar and brewery use will share the subject site and building with an existing neighboring restaurant/bar which occupies 3,385 square feet of gross floor area. The 1.15 acre site is zoned Industrial Mixed Use that permits 3 stories (IX-3).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment, case DA-26-19 has been approved by the Development Services Director Designee for this project granting relief from the block perimeter requirements.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 4/16/2019 by Sam MacDougall of Sanderson Construction.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

- **CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

- **CONCURRENT SITE REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

<table>
<thead>
<tr>
<th>Condition</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>City Code Covenant</td>
<td>☐</td>
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<tr>
<td>Stormwater Maintenance Covenant</td>
<td>☐</td>
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<tr>
<td>Utility Placement Easement</td>
<td>☒</td>
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<tr>
<td>Sidewalk Easement</td>
<td>☐</td>
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<tr>
<td>Slope Easement</td>
<td>☐</td>
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<tr>
<td>Transit Easement</td>
<td>☐</td>
</tr>
<tr>
<td>Cross Access Easement</td>
<td>☐</td>
</tr>
<tr>
<td>Public Access Easement</td>
<td>☐</td>
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<tr>
<td>Other:</td>
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</table>
The following items must be approved prior to recording the plat:

**Engineering**

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

2. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

3. A fee-in-lieu for 6’ sidewalk along the frontage is paid to the City of Raleigh (UDO 8.1.10).

**Building Permits** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

**General**

1. Provide fire flow analysis.

**Engineering**

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

3. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

4. A fee-in-lieu for 6’ sidewalk along the frontage shall be paid to the City of Raleigh (UDO 8.1.10).

5. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street tree along Sego Court.

The following are required prior to issuance of building occupancy permit:

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

2. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

3. All street lights and street signs required as part of the development approval are installed.

4. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

6. Final inspection of all right of way street trees by Urban Forestry Staff.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring reapproval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 4-24-2022
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: (Development Services Dir./Designee) [Signature] Date: 4/24/19

Staff Coordinator: Daniel L. Stegall
Collection Brewing and Tasting Room: SR-115-18-00, DA-26-19, Transaction# 578951, AA#3957
Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>PROJECT</th>
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</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>Collection Brewing</td>
<td></td>
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<tr>
<td>Development Case Number</td>
<td>SR-115-2019</td>
<td></td>
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<tr>
<td>Transaction Number</td>
<td>578951</td>
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<td>Design Adjustment Number</td>
<td>DA - 26 - 2019</td>
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</table>

Staff recommendation based upon the findings in the applicable code(s):
- ✔ UDO Art. 8.3 Blocks, Lots, Access
- ☐ UDO Art. 8.5 Existing Streets
- ☐ UDO Art. 8.4 New Streets
- ☐ Raleigh Street Design Manual

Staff SUPPORTS ✔ DOES NOT SUPPORT ☐ the design adjustment request.

<table>
<thead>
<tr>
<th>DEPARTMENTS</th>
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</thead>
<tbody>
<tr>
<td>Dev. Services Planner</td>
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<tr>
<td>Development Engineering</td>
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<td>Public Utilities</td>
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<td>City Planning</td>
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<td>Transportation</td>
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<tr>
<td>Parks &amp; Recreation and Cult. Res.</td>
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CONDITIONS:

Development Services Director or Designee Action: ✔ APPROVE ☐ APPROVE WITH CONDITIONS ☐ DENY

Authorized Signature: [Signature]
Development Services Director: [Name]
Date: 4/3/19

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
Design Adjustment Application

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

**PROJECT**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Collection Brewery</th>
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<tbody>
<tr>
<td>Case Number</td>
<td></td>
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<tr>
<td>Transaction Number</td>
<td>578951</td>
</tr>
<tr>
<td>Name</td>
<td>West Snow Properties, LLC (Joseph D Snow)</td>
</tr>
<tr>
<td>Address</td>
<td>1911 Sego Ct</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27616</td>
</tr>
<tr>
<td>Phone</td>
<td>919-844-6100</td>
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**CONTACT**

<table>
<thead>
<tr>
<th>Name</th>
<th>Zachary Fisher</th>
</tr>
</thead>
<tbody>
<tr>
<td>Firm</td>
<td>Triangle Management and Consultation</td>
</tr>
<tr>
<td>Address</td>
<td>105 Kilmaney Dr Suite D</td>
</tr>
<tr>
<td>City</td>
<td>Cary</td>
</tr>
<tr>
<td>State</td>
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</tr>
<tr>
<td>Zip Code</td>
<td>27511</td>
</tr>
<tr>
<td>Phone</td>
<td>919-280-2901</td>
</tr>
</tbody>
</table>

**REQUEST**

- I am seeking a Design Adjustment from the requirements set forth in the following:
  - UDO Art. 8.3 Blocks, Lots, Access
    - See page 2 for findings
  - UDO Art. 8.4 New Streets
    - See page 3 for findings
  - UDO Art. 8.5 Existing Streets
    - See page 4 for findings
  - Raleigh Street Design Manual
    - See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

- Requesting a design adjustment for the permit approval of SR-115-18. Site review for tenant up-fit.
- Current UDO Art 8.3.2 Blocks requires a max dead-end street of 500' for IX districts. The site exists at 1911 Sego Ct. Sego Ct is an existing street, with four existing buildings, and currently dead-ends at a cul-de-sac. The distance of Sego Ct, to the outer end of the cul-de-sac, is 580', beyond the current UDO standards (see attached map). As such, we are requesting a design adjustment to the UDO to allow the 580' dead-end. We will NOT be adding any exterior adjustments to building or street.

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

**CHECKLIST**

- Signed Design Adjustment Application: Included
- Page(s) addressing required findings: Included
- Plan(s) and support documentation: Included
- Notary page (page 6) filled out; Must be signed by property owner: Included
- First Class stamped and addressed envelopes with completed notification letter: Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.
Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only

REVISION 1/30/2018
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;
   The existing lot and adjacent lots in the block currently have existing buildings.
   1911 Sego Ct is an existing building and all lots adjacent to 1911
   Sego Ct have existing buildings. Sego Ct is an existing street that
dead-ends in a cul-de-sac at a distance of 580’.

B. The requested design adjustment conforms with the Comprehensive Plan and
   adopted City plans;
   Yes, the existing lot and adjacent lots in the block currently have existing buildings.
   Sego Ct does not currently conform with the maximum 500’ dead-end distance of
   IX zoned parcels, so an adjustment is needed.

C. The requested design adjustment does not increase congestion or compromise
   Safety;
   True, streets are existing. Businesses are existing.
   There are no buildings beyond 1907 Sego Ct and, which is only 330’ from Atlantic
   Avenue. The change of use of building 1911 should not increase congestion or compromise
   safety.

D. The requested design adjustment does not create any lots without direct street
   Frontage;
   There are no new lots in the proposal. This is for existing lots only.
   There are no new lots being created and the existing lot (1911 Sego Ct) and all adjacent lots
   have street frontage on Sego Ct and/or Atlantic Avenue

E. The requested design adjustment is deemed reasonable due to one or more of the
   following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.

2. The presence of existing buildings, stream and other natural features;
3. Site layout of developed properties;
6. Does not conflict with an approved or built roadway construction project
STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Robin P. Clifford, a Notary Public do hereby certify that
Joseph J. Sacco personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

This the 14th day of February, 2019.

Notary Public

My Commission Expires: 01-11-2022
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

A. The requested design adjustment meets the intent of this Article;  
YES ☑ NO ☐

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES ☑ NO ☐

C. The requested design adjustment does not increase congestion or compromise Safety;  
YES ☑ NO ☐

D. The requested design adjustment does not create any lots without direct street Frontage;  
YES ☑ NO ☐

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.
YES ☑ NO ☐

STAFF FINDINGS

Staff supports the request for the design adjustment request. The development plan is on a tract that has an existing building on it that was built in 2008. The road is built to standards and provides a cul-de-sac for emergency vehicle turn-around.

The adjacent properties to the north are developed and would not allow road construction due to the lot dimensions.

The north west side of this property is bound by railroad right-of-way.
SITE CONDITIONS FOR:
COLLECTION BREWING
RENOVATION & ALTERATION
1911 SEGO COURT
RALEIGH, NC 27616

The site shall adhere to UDO Sec 6.4.10 A1 where a Bar is a facility that prepares and sells food and drink that has alcoholic beverage sales in excess of 70% of the business's total annual sales.

index of sheets
REFERENCE DRAWINGS

VICINITY MAP

tenant
Brian Johnson
COLLECTION BREWING COMPANY, LLC
2727 Hidden Waters Cir., Raleigh, NC 27614
(919) 307-6467
collectionbrewing@gmail.com

Sanderson Construction
Sanderson Construction
5601 New Bern Ave., Cary, NC 27511
(919) 669-8993
sam@samrd.com

PERMITTING
12/03/2018

COLLECTION BREWING
1911 SEGO COURT
RALEIGH, NC 27616

COLLECTION BREWING COMPANY, LLC
2727 Hidden Waters Cir., Raleigh, NC 27614
(919) 307-6467
collectionbrewing@gmail.com

PHASE
ISSUED
SHEET NUMBER

Project Reference Numbers
DATES
REVISIONS

C.O.R. TRANSACTION #578951
SR-115-18